

CITY OF LADUE

Building Department

CITY OF LADUE ZONING AND PLANNING STAFF REPORT

November 15, 2022

SMALL SUBDIVISION/CONSOLIDATION

Address of property: 1233 N. Rock Hill Road

Applicant: Rock Hill Quarries

Action requested: Lot consolidation

PROPERTY/ZONING

- The property involved in this consolidation involves most of the properties owned by Rock Hill Quarries in this area but excludes the actual quarry/landfill area, as well as any property east of Rock Hill Road. Portions of the Rock Hill Quarries property east of Rock Hill Road lie in the City of Rock Hill, so excluding this area simplifies the consolidation process.
- The Rock Hill Quarries property has been assembled over a number of years from some previously platted properties but has never been replatted to officially combine them. The properties to be combined are shaded purple on the aerial map below.



- The properties to be combined on this plat include a property to be acquired from Ameren that helps provide a connection to Litzsinger Road. Rock Hill Quarries has submitted a signed contract from Ameren to the City indicating Ameren's agreement to convey the property, which is approximately 10,000 square feet in size.
- The City's Subdivision Regulations (Chapter 94 of the Ladue Code of Ordinances) states that small subdivisions should involve property under single ownership, but this requirement can be waived upon written recommendation of the planner when the proposed subdivision involves the adjustment of lot lines of not more than three existing lots. The City's definition of "lot" is a platted parcel of land intended to be developed as a unit. Since the Rock Hill Quarries plat consolidates property and does not move multiple "lot lines" the single ownership requirement can be waived. (There are "lot lines" being removed on this plat, but these lot lines were based on subdivision plats from the 1800s or early 1900s that are obsolete and no longer divide the land into viable units (Eickermann's Addition and Charleville Tract).)
- The eastern section of this plat lies in the H Industrial zoning district. A strip of land approximately 350 feet wide along the west side of this property is zoned D Residential.
- Due to the fact that Deer Creek traverses this property, the majority of the property lies in the floodplain, with a significant section also lying in the floodway. The southwest section of the property that adjoins Old Warson is one of the few sections not in the floodplain.
- The property to be consolidated with this plat includes frontage on Old Warson Road with a width of 350 feet. This meets the minimum frontage requirements in the zoning code.
- Building setbacks are shown on this plat in compliance with City of Ladue requirements. The required 50' buffer and 25' setback from major streams are also shown.
- The Ladue Subdivision Code discourages irregular shaped lots and states the following in Section 94-34 (4)e.

Lots with more than five sides are undesirable and shall be avoided unless, in the judgment of the zoning and planning commission, or planning consultant in the case of small subdivisions, more than five sides are necessary or desirable due to the unique character of the property being subdivided. When considering such a proposed lot, the zoning and planning commission and planning consultant may disapprove such a lot if it fails to meet all of the following criteria:

1. *The proposed lot is at least 30,000 square feet in area;*

Staff comment: The proposed lot is over 33 acres.

2. *The proposed lot is being created from a lot that has five or more sides;*

Staff comment: Due to actions over the years, especially the carving out of the McCarthy property, this property has an irregular shape (about 17 sides).

3. *The proposed lot is consistent with the shape of typical lots in the immediate*

area and does not have more sides than any existing lot with which it has a common lot line.

Staff comment: Some of the lots in the area are slightly irregular due to the existence of Deer Creek.

CITY PLANNER COMMENTS AND RECOMMENDATIONS:

Regarding compliance with irregular shape regulations:

No new lot lines are being created for this lot consolidation and this consolidation improves the property by eliminating former lot lines from old, obsolete subdivisions. I believe that the irregular shape of this lot is acceptable due to the unique character of the property and the fact that this is simply consolidating existing properties.

Regarding single ownership requirement:

It is recommended that the single ownership requirement for this subdivision be waived. As stated above, this consolidation eliminates lot lines that were established over 100 years ago that no longer serve as valid property boundaries. All property is under the ownership of Rock Hill Quarries, except for one piece about 10,000 square feet in size that is being conveyed to RHQ by Ameren.

The consolidation of these lots as depicted on this subdivision plat meets the City's zoning and subdivision requirements and is recommended for approval.